

Landowner-Specific Narrative Summary**Darryl R. Nicks Revocable Living Trust, Debbie L. Nicks Revocable Living Trust**

To date, ATXI has been unsuccessful in obtaining an easement from Mr. Dale and Mrs. Debbie Nicks, the trustees of the Darryl R. Nicks Living Trust and the Debbie L. Nicks Living Trust. The Trusts own two parcels totaling approximately 228 acres along the Quincy to Meredosia segment of the Project in Adams County, Illinois. The parcels have been designated internally as A_ILRP_QM_AD_247_ROW and A_ILRP_QM_AD_250_ROW. As summarized on ATXI Exhibit 2.1, as of March 16, 2015, ATXI has contacted, or attempted to contact, the Trusts or their counsel regarding acquiring an easement across the property on at least approximately 56 occasions, including 31 emails, 5 in-person meetings, 4 letters, 15 phone calls and 1 voicemail. The Trusts are represented by Mr. Jordan Walker of Sever Storey.

A land agent met with Mr. Dale Nicks and Mrs. Debbie Nicks on October 2, 2013. The Nicks expressed concern regarding the amount of tree removal that would be required on their property. They stated that the standard crop damage formula might be sufficient for cropland, but did not capture the value of forested property. At a meeting on October 22, 2013, the Nicks expressed concern regarding erosion mitigation efforts that might be required after removing trees to accommodate the transmission line. The Nicks also stated that they had found recent sales of comparable properties that were not reflected in the appraisal on which ATXI's offer was based. ATXI disagreed that the sales the Nicks identified were comparable to their property, since the identified properties were entirely agricultural, rather than mixed between agricultural and forested. In early November of 2013, the Nicks stated they were developing a counteroffer. In late December 2013, the Nicks expressed concerns regarding the language of the easement document and the number of poles that would be placed on their property. The land agent encouraged the Nicks to provide language for the easement and specific information regarding their preferences for pole placement on the property. ATXI could not agree to the Nicks'

Landowner-Specific Narrative Summary

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suggested easement language, and the Nicks did not clarify their concerns regarding pole placement.

On January 20, 2014, ATXI received a letter of representation stating that Mr. Jordan Walker represented the Trusts. Mr. Walker represents a number of landowners along the Project. Rather than engaging in negotiations regarding compensation for each landowner he represents, Mr. Walker has expressed his preference to proceed to condemnation in circuit court. ATXI has reached out to Mr. Walker regarding all of the clients he represents, including the Nicks Trusts, inviting Mr. Walker to present a counteroffer, comparable sales, an appraisal and/or bin receipts or crop insurance for supporting crop damages. To date, Mr. Walker has not specifically discussed compensation for an easement on the Nicks Trusts properties with ATXI.

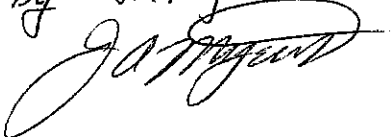
ATXI and Mr. Walker have negotiated certain terms to be included in a confidential settlement agreement for his clients. ATXI has also engaged in negotiations with Mr. Walker regarding compensation for damages to timber on his clients' properties.

ATXI will continue to negotiate with Mr. Walker and the Nicks Trusts to the extent they are willing to engage in negotiations with ATXI. However, given Mr. Walker's prior reluctance to negotiate individually or to adequately substantiate the few counteroffers he has presented, ATXI believes a voluntary agreement in the time frame supportive of this line segment's in-service date is unlikely. Therefore, ATXI requests eminent domain authority for these parcels.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 10/03/2013 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter:
 - a. Ask if the landowner read 14 days letter ☒
 - b. Does landowner have any questions regarding letter: ☒

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner:
 - a. Provide Fact Sheet about the project ☒
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐ N/A
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Paula Priest ☐

Prepared by: JA Myers


Adams County, IL

NE 1/4 NW 1/4 of Section 17, Township 3 S, Range 5 W, 4th Prime Meridian, Adams County, Illinois

Tax ID: 120016800000



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

- Route
- Tracts
- Adjacent Tracts
- Section Boundary



NICKS, DARRYL & DEBORAH, TR

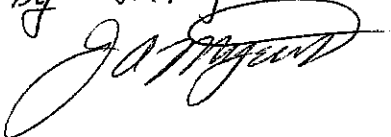
Tract No.:ILRP_QM_AD_247

Date: 4/2/2014

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
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3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
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 - a. Ask if the landowner read 14 days letter ☒
 - b. Does landowner have any questions regarding letter: ☐

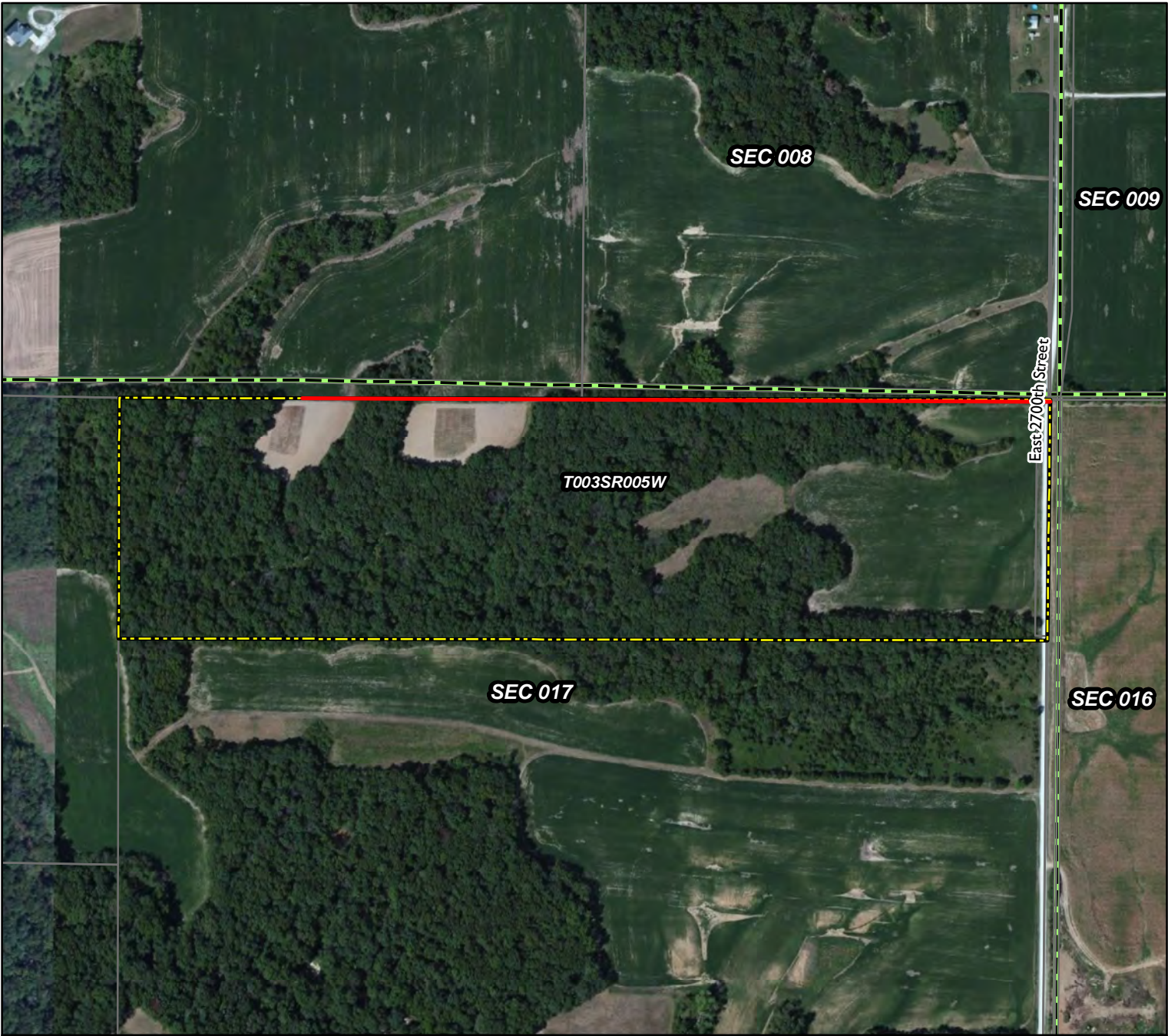
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8. Discuss routing and how it affects landowner:
 - a. Provide Fact Sheet about the project ☒
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 - i. Small scale map of the project
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13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Paula Priest ☐

Prepared by: JA Myers


Adams County, IL

NE of Section 17, Township 3 S, Range 5 W, Adams County, Illinois

Tax ID: 120016400000



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

- Route
- Adjacent Tracts
- Tracts
- Section Boundary



NICKS, DARRYL & DEBBIE, TR

Tract No.:ILRP_QM_AD_250

Date: 4/2/2014

EXHIBIT "A"

A 6.588 ACRE TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 5 WEST OF THE 4TH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO THE DARRYL R. NICKS REVOCABLE LIVING TRUST AND THE DEBBIE L. NICKS REVOCABLE LIVING TRUST, RECORDED IN BOOK 704, PAGE 11574 OF THE DEED RECORDS OF ADAMS COUNTY, ILLINOIS (D.R.A.C.I.) AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO THE DARRYL R. NICKS REVOCABLE LIVING TRUST AND THE DEBBIE L. NICKS REVOCABLE LIVING TRUST, RECORDED IN BOOK 705, PAGE 2265, D.R.A.C.I., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-INCH IRON PIPE WITH A CAP FOUND AT THE NORTHEAST CORNER OF SAID SECTION 17, SAME BEING THE NORTHEAST CORNER OF SAID NICKS TRACT, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1147879.55, E:2064636.57;

THENCE SOUTH 00 DEGREES 39 MINUTES 38 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 17, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 52 MINUTES 24 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 2,129.72 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 25 MINUTES 38 SECONDS WEST, A DISTANCE OF 891.91 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF 943.21 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4;

THENCE NORTH 00 DEGREES 09 MINUTES 37 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 86.43 FEET TO A POINT FOR CORNER, FROM WHICH A STONE MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID SECTION 17 BEARS NORTH 87 DEGREES 58 MINUTES 13 SECONDS WEST, A DISTANCE OF 1,330.56 FEET;

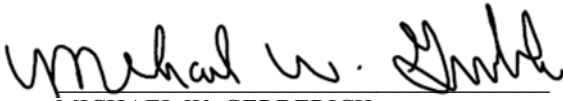
THENCE SOUTH 87 DEGREES 58 MINUTES 13 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1,330.56 FEET TO A STONE MONUMENT FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4;

THENCE NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 17, PASSING A 1/2-INCH IRON PIPE WITH A YELLOW CAP STAMPED "KLINGNER QUINCY 16" FOUND IN THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 17 AT THE SOUTH COMMON CORNER OF A TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO LARRY L. RINKENBERGER, TRUSTEE OF THE LARRY L. RINKENBERGER TRUST, RECORDED IN DOCUMENT NO. 2013R-01811, D.R.A.C.I. AND DESCRIBED AS TRACT 1 IN DEED TO GWENDOLYN J. RINKENBERGER, TRUSTEE OF THE GWENDOLYN J. RINKENBERGER TRUST, RECORDED IN DOCUMENT NO. 2013R-01812, D.R.A.C.I. AND A TRACT OF LAND DESCRIBED IN DEED TO ERIC D. COLE AND VERONICA L. COLE, HUSBAND AND WIFE, RECORDED IN BOOK 705, PAGE 6324, D.R.A.C.I., AT A DISTANCE OF 1,317.73 FEET AND CONTINUING ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 17 FOR A TOTAL DISTANCE OF 2,635.48 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 286,993 SQUARE FEET OR 6.588 ACRES OF LAND, MORE OR LESS.

AMEREN TRANSMISSION
ILLINOIS RIVERS PROJECT
QUINCY TO MEREDOSIA
345 KV TRANSMISSION LINE

EXHIBIT "A"

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

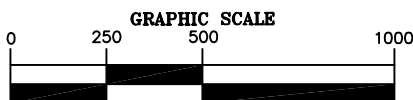


MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 04/04/2014



EXHIBIT "A"



(IN FEET)
1 INCH = 500 FT

N

MATCH LINE SHEET 03

ERIC D. COLE
AND VERONICA L. COLE,
HUSBAND AND WIFE
BOOK 705, PAGE 6324
D.R.A.C.I.
ILRP_QM_AD_248

TRACT 1
LARRY L. RINKENBERGER TRUSTEE OF THE
LARRY L. RINKENBERGER TRUST
DOCUMENT NO. 2013R-01811
AND
TRACT 1
GWENDOLYN J. RINKENBERGER TRUSTEE OF
THE GWENDOLYN J. RINKENBERGER TRUST
DOCUMENT NO. 2013R-01812
D.R.A.C.I.
ILRP_QM_AD_251

RUDIE K. SCHAPPAT AND
JOY S. SCHAPPAT,
HUSBAND AND WIFE
BOOK 706, PAGE 583
D.R.A.C.I.
ILRP_QM_AD_256

P.O.B.
NE COR SEC 17
GRID COORDINATES
N:1147879.55
E:2064636.57

1/2" IRON PIPE WITH A YELLOW
CAP STAMPED "KLINGNER QUINCY
16" FOUND

TRACT 1
THE DARRYL R. NICKS
REVOCABLE LIVING TRUST AND
THE DEBBIE L. NICKS
REVOCABLE LIVING TRUST
BOOK 704, PAGE 11574
D.R.A.C.I.
ILRP_QM_AD_247

THE DARRYL R. NICKS
REVOCABLE LIVING TRUST AND
THE DEBBIE L. NICKS
REVOCABLE
LIVING TRUST
BOOK 705, PAGE 2265
D.R.A.C.I.
ILRP_QM_AD_247

PROPOSED VARIABLE
WIDTH EASEMENT
6.588 ACRES
(286,993 S.F.)

HAROLD L. FEARNEYHOUGH
AND CLAUDINE L. FEARNEYHOUGH,
HUSBAND AND WIFE
BOOK 494, PAGE 710
D.R.A.C.I.
ILRP_QM_AD_255

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°39'38"W	75.00'
L2	N89°52'24"W	2129.72'
L3	N89°25'38"W	891.91'
L4	N88°48'24"W	943.21'
L5	N00°09'37"E	86.43'
L6	S87°58'13"E	1330.56'
L7	N89°56'51"E	2635.48'

SECTION 17
TOWNSHIP 3S
RANGE 5W

LEGEND

D.R.A.C.I. DEED RECORDS
ADAMS COUNTY, ILLINOIS
P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
● 1" IRON PIPE WITH CAP FOUND
(UNLESS OTHERWISE NOTED)
□ STONE MONUMENT FOUND
△ CALCULATED POINT

2 | 1
11 | 12 TYPICAL SECTION CORNER

--- SECTION LINE
--- SUBJECT PROPERTY LINE
--- PROPERTY LINE
--- PROPOSED EASEMENT CENTERLINE
--- PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

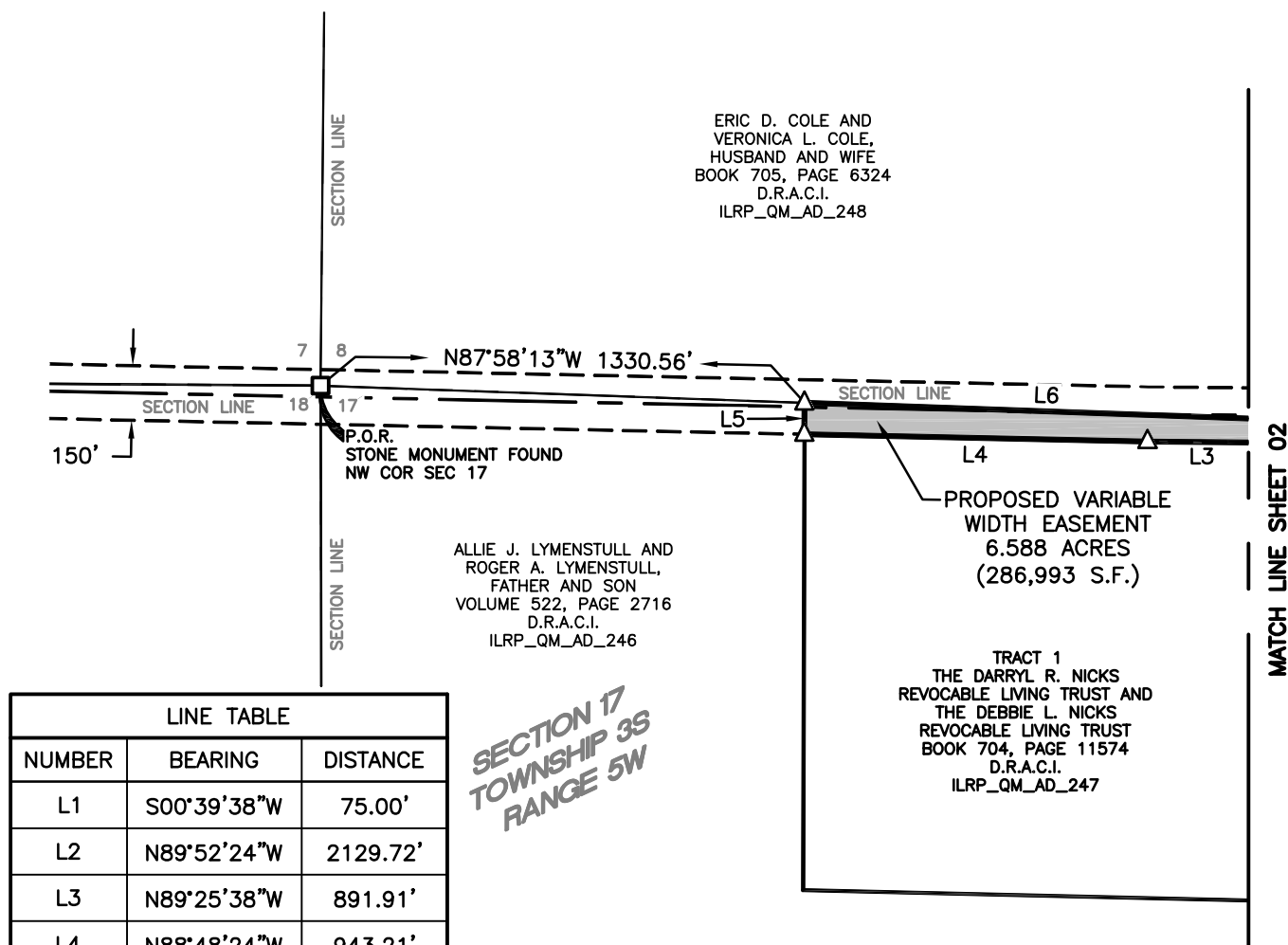
1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 03 OF 04

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 04/04/2014
SCALE: 1" = 500'
TRACT ID: ILRP_QM_AD_247
DRAWN BY: TJC



150' TRANSMISSION
LINE EASEMENT
QUINCY TO MEREDOSIA
SECTION 17, TOWNSHIP 3 SOUTH, RANGE 5 WEST
OF THE 4TH PRINCIPAL MERIDIAN
ADAMS COUNTY, ILLINOIS

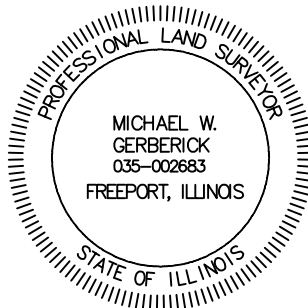


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D.R.A.C.I.	DEED RECORDS
	ADAMS COUNTY, ILLINOIS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
⊙	1" IRON PIPE WITH CAP FOUND (UNLESS OTHERWISE NOTED)
□	STONE MONUMENT FOUND
△	CALCULATED POINT

2	1
11	12

SECTION LINE
SUBJECT PROPERTY LINE
PROPERTY LINE
PROPOSED EASEMENT CENTERLINE
PROPOSED EASEMENT



Michael W. Zuck

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

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SHEET 04 OF 04

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 04/04/2014
SCALE: 1" = 500'
TRACT ID: ILRP_QM_AD_247
DRAWN BY: TJC



150' TRANSMISSION
LINE EASEMENT
QUINCY TO MEREDOSIA
SECTION 17, TOWNSHIP 3 SOUTH, RANGE 5 WEST
OF THE 4TH PRINCIPAL MERIDIAN
ADAMS COUNTY, ILLINOIS